Davidson County DEEDQC
Recvd: 01/29/14 10:50 4 pgs
Fees:22.00 Taxes:0.00
20140129-0008003

# QUITCLAIM DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 8th day of October, 2013, by and between **Michael D. Rogers, divorced and not remarried, and Christine N. Rogers, divorced and not remarried,** hereinafter known and referred to as **GRANTORS**, and **Christine N. Rogers, an unmarried woman,** whose tax mailing address is 5696 Lickton Pike, Goodlettsville, Tennessee 37072, hereinafter known and referred to as **GRANTEE;**

**W I T N E S S E T H :**

For and in consideration of the sum of **$10.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents quitclaim unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

**Situated in the 10th, formally the 22nd, Civil District of Davidson County, Tennessee, and bounded and described as follows:**

**Beginning at an iron pin in the center of Lickton Pike, said point being the Northeast corner of the tract herein described and the Southeast corner of the I. B. Cuffman, Sr., property on said Survey; thence with the center of Lickton Pike, South 20 deg. 30 min. West 100 feet to a point; thence with the same South 28 deg. 00 min. West 143.5 feet to point; thence with the same South 38 deg. 30 min. East 99 feet to a point; thence with the same South 48 deg. 30 min. West 80 feet to a point; thence with the same South 52 deg. 15 min. West 154.5 feet to a point, said point being the Southeast corner of the property herein described, thence, leaving said road, North 16 deg. 30 min. East 153.5 feet to a 30 inch sugar tree, the Northeast corner of the J.W. Hendley Tract; thence with Hendley's Northern boundary line and a fence, North 87 deg. West 1065 feet to a concrete marker, Ollie Luster's Southeast corner; thence with Luster's Eastern boundary line, North 2 deg. 15 min. East 295 feet to a walnut stump; thence South 88 deg. 15 min. East with the Southerly margin of the I.B. Cuffman, Sr., property 1393 feet to the point of beginning, containing 9.19 acres, more or less.**

**The property as hereinabove described includes Lot No. 1 on the Plan of the Dycus Subdivision of Record in Book 6050, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description**

**of the metes and bounds of same, easements and other matters as shown on the said Plan. This legal description was obtained from previous Deed of Record.**

**Being the same parcel conveyed to Michael D. Rogers and Christine N. Rogers from Gayle Bass Bernard, formerly known as Susan Gayle Bass and Elie R. Bernard, Jr., by virtue of a Deed dated 08/04/2004, recorded 08/13/2004, as Instrument No. 20040813-0098274 County of Davidson, State of Tennessee.**

**Assessor's Parcel No: 017-00-0-073-00**

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(E), as same is pursuant to decree of divorce entered in Davidson County Court Docket No. 10D-147, and therefore, no oath of value is required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

**IN TESTIMONY WHEREOF,** witness the hand of the Grantors herein, all on this the day and year first above written.

Michael D. Rogers

STATE OF TENNESSEE )
)
Davidson COUNTY )

The undersigned, a Notary, does certify that on this 8th day of October, 2013, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Michael D. Rogers.

R. PAIGE DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 3/3/15

R Paige Davenport
Notary Public
My Commission Expires: 3/3/15

Christine N. Rogers

Christine N. Rogers

STATE OF ~~TENNESSEE~~ California )
)
Los Angeles COUNTY )

The undersigned, a Notary, does certify that on this 23rd day of January 2014, ~~2013~~, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by Christine N. Rogers.

B Y HENDERSON
Commission # 2048373
Notary Public - California
Los Angeles County
My Comm. Expires Dec 5, 2017

Notary Public B.Y. Henderson
My Commission Expires: 12-05-2017

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Christine N. Rogers
5696 Lickton Pike
Goodlettsville, Tennessee 37072

Property Owner and Address:
Christine N. Rogers
5696 Lickton Pike
Goodlettsville, Tennessee 37072

This instrument prepared without title examination by:
John E. Norman, Esq.
333 West Vine Street, Suite 207
Lexington, KY 40507
(859) 252-1690

# True Copy Certification

I, Tiffany Scott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tiffy Scott
Signature

State of PA

County of Allegheny

Ronna L. Tate

Personally appeared before me, [Name of Notary], a notary public for this county and state, [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Tiffany Scott

Ronna L Tate
Notary's Signature

My Commission Expires: 5/10/2016
Notary' Seal (if on paper)

NOTARIAL SEAL
RONNA L TATE
Notary Public
MOON TWP., ALLEGHENY COUNTY
My Commission Expires May 10, 2016